

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address: 187 W. Glendale St.

Date: July 20, 2016

Perm. Parcel No: 812-18-038

Use District: R-2

Present Occupancy: 1 Dwelling Unit

Permitted Occupancy: 1 Dwelling Unit

Owners Name: Robert Lintz

Maximum Occupancy: 6 persons

Property: Legal Conforming [X]

Legal Non-Conforming []

Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):**

1. Install a new smoke detector on the first floor level and in all sleeping rooms.

**REQUIRED MAINTENANCE ITEMS:**

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Repair/replace missing/damaged aluminum/vinyl siding (house and garage).
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl. (garage)

**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed on house and garage as needed.
2. All exterior light fixtures must be properly maintained and operate normally.
3. Remove the tree stumps in the front yard.
4. Trim all trees, bushes and/or shrubbery on the property, especially from house and garage also around yard.
5. Scrape and paint front and back exterior doors and wood trim.

**GENERAL GARAGE ITEMS:**

1. All electrical outlets in walls must be GFCI protected (except freezers).
2. Scrape and paint the door, window and/or roof trims on this garage.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT**

Inspector: Robert Brown

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**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Replace the entire drive apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. **NOTE:** If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Replace 7 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
3. Level 1 square of public sidewalk.

**NOTE:** Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

**GENERAL ELECTRICAL ITEMS:**

1. Breaker and fuses must be the correct size for the gauge of the wiring on each circuit. Fuses cannot be larger than 20amp (#12wire); 15amp (#14 wire) – All knob/tube systems (15amp).
2. All lights, outlets and switches must operate properly. Electrical devices may not be painted, broken or damaged.

**GENERAL PLUMBING ITEMS:**

**NOTE:** New hot water tank, no permit or inspections.

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Unclog floor drain.

**GENERAL HVAC ITEMS:**

**NOTE:** New furnace, no permit or inspections.

1. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets 3 per joint.

**BASEMENT ITEMS:**

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs.
3. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
4. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
5. Scrape and paint the basement walls with block-filler paint.
6. Repair, replace or remove damaged drop ceiling, closet doors and wood paneling.

**KITCHEN ITEMS:**

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
2. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint.
3. Clean, repair and disinfect the kitchen cabinets.
4. Install a new gas valve on the stove supply line.

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**BATH ITEMS:**

1. Flooring must be smooth and water-tight. Install a new tile floor.
2. Showers and tubs must have water repellant walls. Caulk all gaps between tub/floor and tub/wall. Re-grout tub tiles.
3. All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water faucets, tub. Repair the leaking drain lines. Replace tub faucet.
4. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls and ceilings.
5. Properly install the lavatory and tub drain assembly.
6. Caulk base of toilet leaving 1/2" in rear without caulk. Install toilet bowl bolt caps.
7. Replace window and trim in shower.

**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint the entire interior.
2. Clean and disinfect the entire house, including the basement.
3. Remove the soiled carpeting in the basement and disinfect the floor surfaces.
4. Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the first floor, sand and refinish.
5. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
6. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*